



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MARCH 4, 2004

PRESENT: Cain, Fruit, Martin, Pyle
ABSENT: Kennett
LATE: None
STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Martin called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2. F

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

FEBRUARY 5, 2004: BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE FEBRUARY 5, 2004 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

FEBRUARY 19, 2004: BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE FEBRUARY 19, 2004 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

SUBCOMMITTEE ACTIONS:

1. Condit Rd.-Harley Davidson Building

THE BOARD DID NOT HAVE COMMENTS ON THE SUBCOMMITTEE ACTIONS.

OLD BUSINESS

2. **SITE REVIEW, SR-02-13: NINA LANE-CHEN:** A request for site, landscape and architectural plan approval for the construction of five single-family homes (three detached, two attached) on an approximate 1.26-acre site. The subject site is located at the southeast corner of Juan Hernandez Dr. and San Vicente Ct. in an R-1(12,000)/RPD zoning district.

BOARD MEMBERS FRUIT/CAIN MOTIONED TO CONTINUE TO THE APRIL 1 MEETING WITH THE FOLLOWING DIRECTION FOR THE APPLICANT:

The applicant shall provide designs with variation in the massing, better proportions and consistency in design details. For the April 1 meeting the Board would like to have revised elevations, floor plans, accurate site plan and revised landscape plan.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

CHAIRMAN MARTIN STEPPED DOWN FOR THIS ITEM.

3. **SITE REVIEW, SR-03-24: PEET-LUPINE:** A request for site, architectural and landscape plan approval for a 90-unit single-family development on an approximate 61-acre site. The subject site is located at the northeast corner of Cochrane Rd. and Peet Rd. in an R-1(12,000) zoning district

BOARD MEMBERS PYLE/CAIN MOTIONED TO APPROVE RESOLUTION 04-003 WITH THE FOLLOWING MODIFICATIONS:

Other Condition 4: Revise the architectural elevations as follows (PLNG):

- a. Add shutters ~~and metal potings on the second story, rear elevation windows when provided on the front elevation.~~ to first story window on front elevation. Window with single shutter shall either eliminate the shutter or move it to the other side.
- b. Plan 1 (right elevation) -The right elevation is predominantly a blank wall. Provide additional architectural detail or espalier.
- c. ~~Plan 1 (left elevation) -Provide additional architectural detail on the first story garage wall.~~
- d. ~~Plan 2 (right elevation) -Provide additional architectural detail on the first story garage wall.~~

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- e. Plan 2 (rear elevation) - Provide a fake window or other architectural element on the far right, second story wall.
- f. Plan 4 (left elevation) - ~~Provide additional architectural detail on the first and second stories.~~ Show missing window in bedroom no. 3. Make window the same size as window over stairwell.
- g. Plan 4 (French Country Model) - ~~Lower~~ The overall height shall be 32' ~~to 30'~~ maximum, as measured from grade.
- ~~h. Plan 5 (rear elevation) - Center far left window with the gable.~~
- i. Plan 5 (English Arts & Crafts Model) - Provide hardi-siding on the ~~rear~~ left and right elevations' gables, similar to the front elevation.
- j. Plan 6 (French Country Model) - ~~Lower~~ The overall height shall be 32' ~~to 30'~~ maximum, as measured from grade.

Other Condition 5 h:

- Revise to require the Sycamore as the street tree on Cochrane with either Redwoods, Alepo pines or California pepper within the landscape buffer.
- Change the box size for oaks to 24 inch box.

Other Condition 5:

- Add condition requiring the use of flowering trees on mounds to block head lights at end of cul-de-sacs.

Add condition: Group mail box design shall comeback to the Board for plan detail approval prior to the issuance of a building permit.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: CAIN, FRUIT, PYLE
NOES: NONE
ABSTAIN: MARTIN
ABSENT: KENNETT

NEW BUSINESS

CHAIRMAN MARTIN WAS SEATED FOR THIS ITEM.

4. **SITE REVIEW, SR-04-02: MCLAUGHLIN-JONES/SOUTH COUNTY HOUSING:** A request for approval of site, architectural and landscape plans for a sixteen unit single family attached project to be completed on a 2.15 acre site located on the north side of Central Ave., east of McLaughlin Ave. adjacent to the rail road tracks.

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE RESOLUTION 04-006 SUBJECT TO THE FOLLOWING MODIFICATIONS:

Revised landscape plans do not need to return to the Board for approval.

Delete "Other Condition" 2a.

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Add condition 2h. requiring the use of structural soil under the canopies of the oaks located at the corner of Central and McLaughlin.

Add condition requiring all driveways to be 20 ft. x 20 ft. The appearance of the side by side driveways shall be reduced. Driveway locations can be alternated and alternative driveway materials may be used such as turf block and wheel strips.

Add condition requiring the Hardiplank siding on:

- All four sides of the homes on lots 1 & 2
- The east elevations of the homes on lots 9, 10 & 15.
- The west elevation of the home on lot 5
- The north east corner of the home on lot 4 up to the fence line.

Add condition requiring that the stucco to be "Traditional Stucco Ground" which creates a heavy "pebble" style stucco that is typical of the craftsmen period architecture.

Add condition requiring use a polyurethane trim as opposed to stuccoed foam.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

ANNOUNCEMENTS:

ADJOURNMENT: Chair Martin adjourned the meeting at 10:05 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator